

City of Lockhart
Historical Preservation Commission
March 5, 2025

MINUTES

Members Present: Kevin Thuerwaechter, Christine Ohlendorf, Marcia Proctor, Ray Ramsey, Jerry Haug, Frank Gomillion, Ron Faulstich

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Public Present: Rob Brown (applicant, Agenda Item 5), James Pitts (applicant, Agenda Item 6), Jennifer Lindberg

1. Call meeting to order. Chair Thuerwaechter called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the January 15, 2025, meeting.

Commissioner Proctor moved to approve the minutes as presented. Vice-Chair Ohlendorf seconded; the motion passed by a vote of 7 - 0.

4. Consider the minutes of the February 5, 2025, meeting.

Commissioner Haug moved to approve the minutes as presented. Commissioner Ramsey seconded; the motion passed by a vote of 7 - 0.

Planning Staff Kevin Waller noted that an extension is being sought out by Marty Spellerberg for the recent Tax Abatement approval for the property at 103 S. Main St. The work took longer than one year; therefore, an extension is being requested from City Council.

5. CFA-25-05. Consider a request by Rob Brown of Main Street Investments, LLC, for approval of a Certificate for Alteration for the replacement of an exterior staircase handrailing and handrailing support posts on part of Lot 4, Block 19, Original Town of Lockhart, on property zoned CCB(Commercial Central Business) and located at 101 S. Main St.

Mr. Waller presented the case. The applicant proposes to replace the handrailing and balusters of the exterior staircase located on the north, side wall façade of the subject property. The replacements are necessary for insurance reasons, which require that the balusters are spaced no more than four inches apart. The new railing and balusters will consist of 1.5 inch by 1.5 inch square, black, iron tubing. All other structural elements of the staircase will remain the same.

Staff recommends approval, as the proposed handrail and balusters are not out of character with the Courthouse Square Historic District. Other similar examples of exterior staircases can be found on the Square, including on the south, side wall of Commerce Café located at 118 S. Commerce Street.

Applicant Robert Brown, 8395 FM 1322, Lockhart, TX, commented the work will be done due to the request of his insurance company. He understands the reasoning but also wishes to maintain the historic appearance of the staircase. He intends to make the railing look as if it's always existed. The exterior staircase is used by the second-floor tenant to enter the office. The interior staircase is, for the most part, kept private for the first-floor tenant.

Vice-Chair Ohlendorf reported having experience with a similar situation and would share resource information with the applicant.

Commissioner Proctor moved to approve CFA-25-05. Commissioner Gomillion seconded; the motion passed by a vote of 7 - 0.

6. CFA-25-07. Consider a request by James Pitts of Yellow House Properties for approval of a Certificate for Alteration for a window sign on part of Lot 1, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business) and located at 103 E. San Antonio St.

Proposed is a window sign for the Jennifer Lindberg Studio. The vinyl decal sign will be located in the main display window to the right of the front door, replacing the current sign. The proposed sign will include the updated business logo, reading "Jennifer Lindberg Studio" within an arch graphic and "The Art of Black & White" beneath the arch. All lettering will be white and in an all-caps font. Staff recommends approval.

Jennifer Lindberg, 401 S. Main St., Lockhart, TX, noted that the new logo echoes the shape of the historic building's arched windows. The business' website has already been updated with the new logo, so this approval will be congruent with the business' rebranding.

Commissioner Ramsey moved to approve CFA-25-07. Commissioner Proctor seconded; the motion passed by a vote of 7 - 0.

7. Discussion and possible action regarding Commission meeting frequency and staff reports/presentation.

Planning Director David Fowler presented the case to adjust LHPC meeting frequency to once per month. If initiated, some of the benefits would include: avoiding rushed applications, improve the quality of submissions and application review, as well as allow time for corrections. The greater potential impact of construction related applications creates another potential argument for once-monthly meetings, as applicants often seem motivated by speed of approval rather than the quality of submissions. Such applications/projects have the potential to greatly affect the future of our historic district and landmarks.

Commissioner Gomillion agreed, remarking that this will give staff more time to do their job and will provide the Commission with better information to do theirs.

The Commissioners discussed when to start the new schedule and on which day (the first or third Wednesday of the month) the LHPC meeting would be held. The Commission agreed to begin the new schedule in April, and to hold meetings on the first Wednesday of each month. In addition, a two-week deadline before an upcoming meeting for any non-construction Certificate of Alteration applications (i.e. new paint, signs, etc.) and an untimed review process for applications involving construction items will be implemented. The Commission requested that a letter be sent to property owners and businesses informing them of the changes.

Commissioner Faulstich moved to approve a change in the LHPC meeting schedule from biweekly to monthly, to the first Wednesday of the month beginning April 2025 and to initiate a two-week deadline before an upcoming meeting for any non-construction Certificate for Alteration applications and an untimed review process for applications involving construction. Commissioner Ramsey seconded; the motion passed by a vote of 7 - 0

8. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

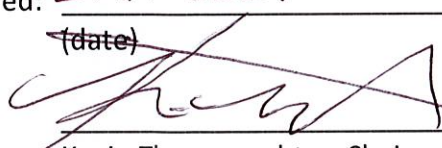
Mr. Waller confirmed that the next regularly scheduled meeting (the last of the biweekly meetings) would be held March 19th, although no complete submittals have been received to date.

9. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Haug seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:37 p.m.



Romy Brossman, Recording Secretary

Approved: 2 APR 2025
(date)


Kevin Thuerwaechter, Chairman